

## RETAIL PROPERTY FOR LEASE

# Mission Lakes Center

1920 TURNER RD SE / SALEM, OR 97302



Highly visible retail space next to Lowe's Home Improvement and Walmart Supercenter

### AVAILABLE SPACE

- 1,750 SF
- 1,400 SF - former restaurant with drive-thru

### TRAFFIC COUNTS

Turner Rd SE – 12,742 ADT ('20)

Mission St SE – 53,127 ADT ('20)

Interstate 5 – 81,218 ADT ('20)

### LEASE RATE

Please call for details

### HIGHLIGHTS

- Located in close proximity to I-5, just off Mission St SE (Hwy 99E) and next to the Salem Municipal Airport.
- Area retailers include Panda Express, Costco, Home Depot, Ashley HomeStore, Sportsman's Warehouse, WinCo, Dollar Tree and Coastal Farm & Ranch

### CONTACT

Nick Stanton 503 784 0407 / [nstanton@naielliott.com](mailto:nstanton@naielliott.com)

George Macoubray 503 504 2957 / [gmacoubray@naielliott.com](mailto:gmacoubray@naielliott.com)

Gael Zongazo 650 741 8058 / [gzongazo@naielliott.com](mailto:gzongazo@naielliott.com)

**NAI**Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures).

Located just off Mission St SE (Hwy 99E) and I-5,  
next to the Salem Municipal Airport



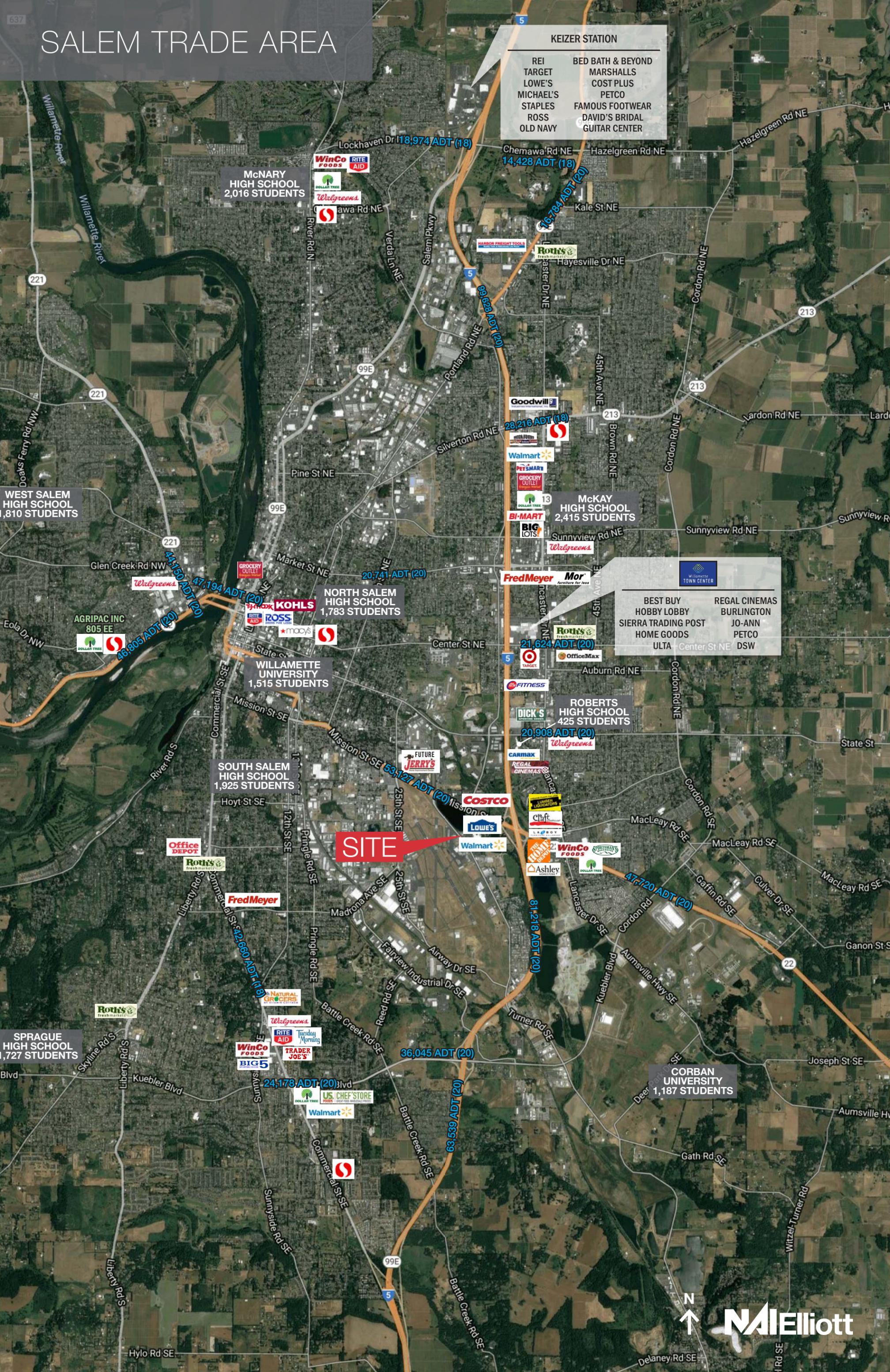
## CONTACT

**Nick Stanton** 503 784 0407 / [nstanton@naielliott.com](mailto:nstanton@naielliott.com)  
**George Macoubray** 503 504 2957 / [gmacoubray@naielliott.com](mailto:gmacoubray@naielliott.com)  
**Gael Zongazo** 650 741 8058 / [gzongazo@naielliott.com](mailto:gzongazo@naielliott.com)

**NAI Elliott**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures).

# SALEM TRADE AREA



- KEIZER STATION**
- REI
  - TARGET
  - LOWE'S
  - MICHAEL'S
  - STAPLES
  - ROSS
  - OLD NAVY
  - BED BATH & BEYOND
  - MARSHALLS
  - COST PLUS
  - PETCO
  - FAMOUS FOOTWEAR
  - DAVID'S BRIDAL
  - GUITAR CENTER

**McNARY HIGH SCHOOL**  
2,016 STUDENTS

18,974 ADT (18)  
14,428 ADT (18)  
76,784 ADT (20)

**WEST SALEM HIGH SCHOOL**  
1,810 STUDENTS

89,628 ADT (20)  
28,216 ADT (18)

**McKAY HIGH SCHOOL**  
2,415 STUDENTS

44,150 ADT (20)  
47,194 ADT (20)  
46,805 ADT (20)

**NORTH SALEM HIGH SCHOOL**  
1,783 STUDENTS

21,624 ADT (20)

- WILLAMETTE TOWN CENTER**
- BEST BUY
  - HOBBY LOBBY
  - SIERRA TRADING POST
  - HOME GOODS
  - ULTA
  - REGAL CINEMAS
  - BURLINGTON
  - JO-ANN
  - PETCO
  - DSW

**WILLAMETTE UNIVERSITY**  
1,515 STUDENTS

**ROBERTS HIGH SCHOOL**  
425 STUDENTS

**SOUTH SALEM HIGH SCHOOL**  
1,925 STUDENTS

**SITE**

53,127 ADT (20)

81,218 ADT (20)

**SPRAGUE HIGH SCHOOL**  
1,727 STUDENTS

24,178 ADT (20)

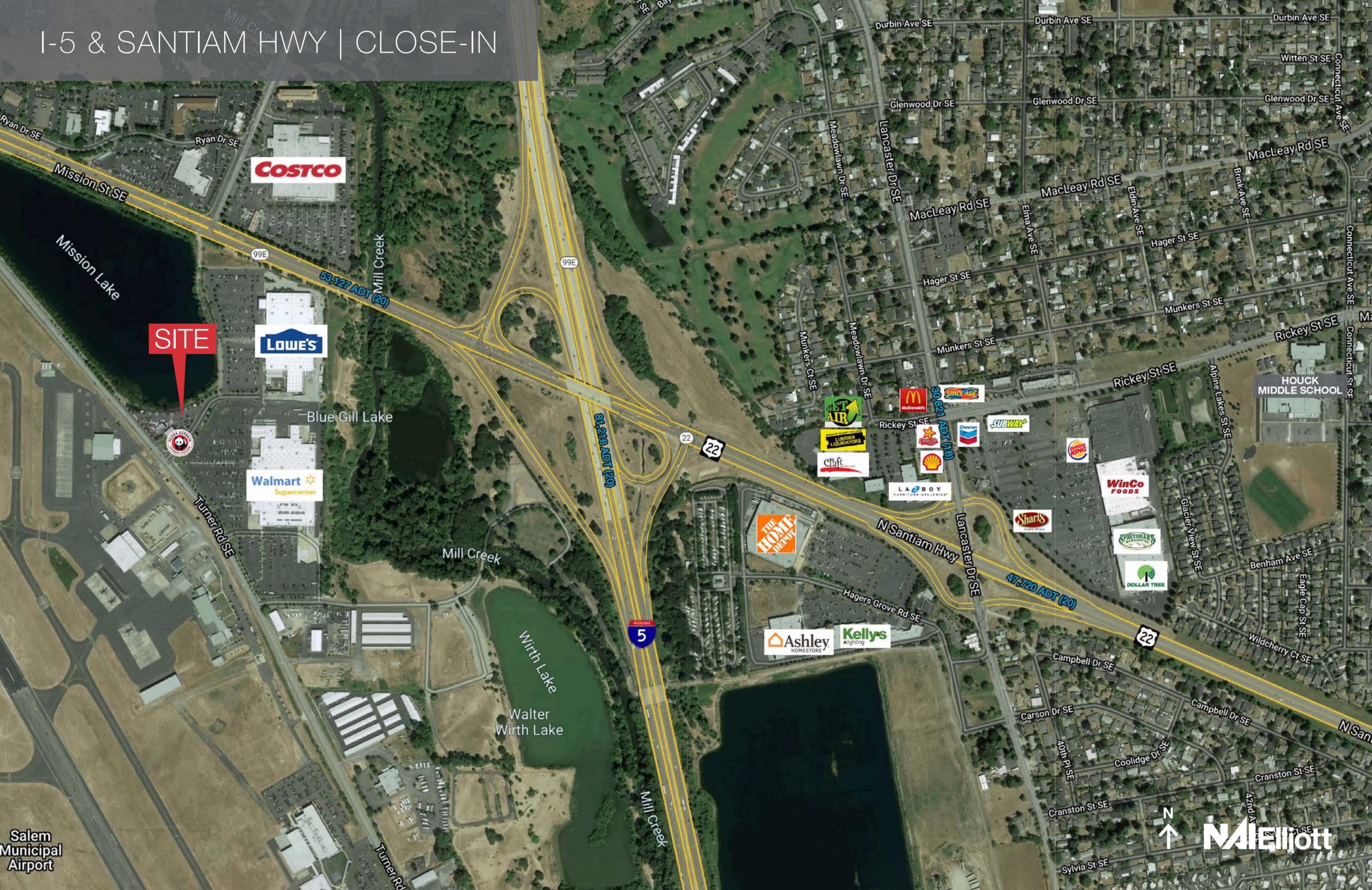
36,045 ADT (20)

63,539 ADT (20)

**CORBAN UNIVERSITY**  
1,187 STUDENTS



# I-5 & SANTIAM HWY | CLOSE-IN



SITE

**COSTCO**

**LOWE'S**

**Walmart**  
Supercenter

**Ashley**  
HOMESTORE

**Kelly's**  
Lighting

**THE HOME DEPOT**

**McDonald's**

**SPACE AGE**

**GET AIR**

**Subway**

**LA BOY**  
FURNITURE GALLERY

**Shell**

**Claf**

**Shell**

**Shari's**  
CAFE

**WinCo**  
FOODS

**SPORTSMAN'S**  
WEARHOUSE

**DOLLAR TREE**

**HOUCK**  
MIDDLE SCHOOL

Salem  
Municipal  
Airport



**NA Elliott**

# CLOSE-IN



AVAILABLE SPACE  
1,400 SF

AVAILABLE SPACE  
1,750 SF

SALEM  
MUNICIPAL  
AIRPORT

## CONTACT

Nick Stanton 503 784 0407 / [nstanton@naielliott.com](mailto:nstanton@naielliott.com)  
George Macoubray 503 504 2957 / [gmacoubray@naielliott.com](mailto:gmacoubray@naielliott.com)  
Gael Zongazo 650 741 8058 / [gzongazo@naielliott.com](mailto:gzongazo@naielliott.com)

**NAI**Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures).

# Site Plan

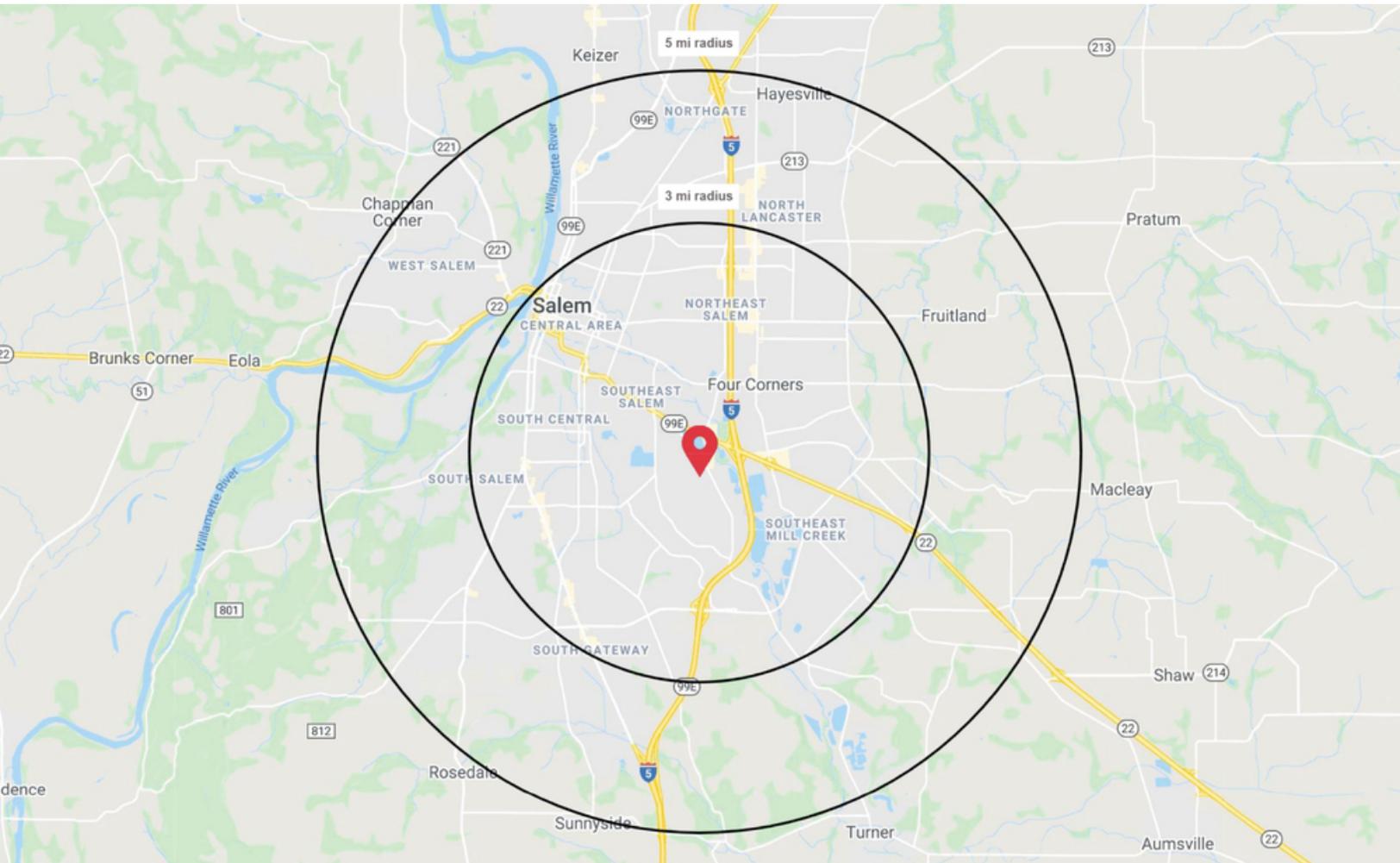


## CONTACT

Nick Stanton 503 784 0407 / [nstanton@naielliott.com](mailto:nstanton@naielliott.com)  
George Macoubray 503 504 2957 / [gmacoubray@naielliott.com](mailto:gmacoubray@naielliott.com)  
Gael Zongazo 650 741 8058 / [gzongazo@naielliott.com](mailto:gzongazo@naielliott.com)



# Demographics summary



	3 MILE	5 MILE
Estimated Total Population 2022	96,511	210,407
Projected Total Population 2027	98,896	218,947
Average HH Income	\$73,632	\$80,558
Median Home Value	\$342,279	\$355,522
Estimated Total Households	34,540	76,514
Daytime Demographics 16+	117,327	181,116

Source: Regis – SitesUSA (2022)

## CONTACT

**Nick Stanton** 503 972 5410 / 503 784 0407 / nstanton@naielliott.com  
**George Macoubray** 503 972 5411 / 503 504 2957 / gmacoubray@naielliott.com  
**Gael Zongazo** 503 224 6791 / 650 741 8058 / gzongazo@naielliott.com



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures)

# Demographics — full profile

## 2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 44.9149/-122.9985

Mission Lakes Center Salem, OR 97302	3 mi radius	5 mi radius
<b>Population</b>		
2022 Estimated Population	96,511	210,407
2027 Projected Population	98,896	218,947
2020 Census Population	96,334	208,080
2010 Census Population	89,100	186,846
Projected Annual Growth 2022 to 2027	0.5%	0.8%
Historical Annual Growth 2010 to 2022	0.7%	1.1%
<b>Households</b>		
2022 Estimated Households	34,540	76,514
2027 Projected Households	36,778	82,566
2020 Census Households	34,240	75,091
2010 Census Households	31,943	68,291
Projected Annual Growth 2022 to 2027	1.3%	1.6%
Historical Annual Growth 2010 to 2022	0.7%	1.0%
<b>Age</b>		
2022 Est. Population Under 10 Years	12.1%	13.0%
2022 Est. Population 10 to 19 Years	13.9%	13.9%
2022 Est. Population 20 to 29 Years	16.1%	15.0%
2022 Est. Population 30 to 44 Years	21.1%	21.0%
2022 Est. Population 45 to 59 Years	17.1%	17.2%
2022 Est. Population 60 to 74 Years	14.0%	14.2%
2022 Est. Population 75 Years or Over	5.8%	5.6%
2022 Est. Median Age	34.8	35.0
<b>Marital Status &amp; Gender</b>		
2022 Est. Male Population	51.4%	50.2%
2022 Est. Female Population	48.6%	49.8%
2022 Est. Never Married	38.9%	35.9%
2022 Est. Now Married	38.4%	42.2%
2022 Est. Separated or Divorced	17.4%	16.6%
2022 Est. Widowed	5.2%	5.3%
<b>Income</b>		
2022 Est. HH Income \$200,000 or More	3.4%	4.4%
2022 Est. HH Income \$150,000 to \$199,999	4.3%	5.7%
2022 Est. HH Income \$100,000 to \$149,999	16.1%	16.6%
2022 Est. HH Income \$75,000 to \$99,999	15.0%	15.1%
2022 Est. HH Income \$50,000 to \$74,999	21.3%	20.4%
2022 Est. HH Income \$35,000 to \$49,999	13.2%	13.0%
2022 Est. HH Income \$25,000 to \$34,999	9.5%	9.0%
2022 Est. HH Income \$15,000 to \$24,999	8.1%	7.3%
2022 Est. HH Income Under \$15,000	9.2%	8.6%
2022 Est. Average Household Income	\$73,632	\$80,558
2022 Est. Median Household Income	\$61,808	\$67,666
2022 Est. Per Capita Income	\$27,648	\$29,968
2022 Est. Total Businesses	5,798	9,180
2022 Est. Total Employees	84,281	113,653

©2022, Sites USA, Chandler, Arizona 480-491-1112 Demographic source: Applied Geographic Solutions 11/2021, TIGER Geography - RFULL9  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## CONTACT

**Nick Stanton** 503 784 0407 / [nstanton@naielliott.com](mailto:nstanton@naielliott.com)  
**George Macoubray** 503 504 2957 / [gmacoubray@naielliott.com](mailto:gmacoubray@naielliott.com)  
**Gael Zongazo** 650 741 8058 / [gzongazo@naielliott.com](mailto:gzongazo@naielliott.com)



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures).

# Demographics — full profile

## 2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 44.9149/-122.9985

Mission Lakes Center Salem, OR 97302	3 mi radius	5 mi radius
<b>Race</b>		
2022 Est. White	63.9%	66.9%
2022 Est. Black	6.5%	4.1%
2022 Est. Asian or Pacific Islander	6.1%	5.3%
2022 Est. American Indian or Alaska Native	1.4%	1.4%
2022 Est. Other Races	22.1%	22.3%
<b>Hispanic</b>		
2022 Est. Hispanic Population	26,433	57,334
2022 Est. Hispanic Population	27.4%	27.2%
2027 Proj. Hispanic Population	27.4%	27.3%
2020 Hispanic Population	29.6%	29.8%
<b>Education (Adults 25 &amp; Older)</b>		
2022 Est. Adult Population (25 Years or Over)	63,724	138,456
2022 Est. Elementary (Grade Level 0 to 8)	5.7%	6.0%
2022 Est. Some High School (Grade Level 9 to 11)	6.7%	6.4%
2022 Est. High School Graduate	26.9%	24.3%
2022 Est. Some College	25.9%	25.7%
2022 Est. Associate Degree Only	9.3%	9.3%
2022 Est. Bachelor Degree Only	15.8%	17.2%
2022 Est. Graduate Degree	9.7%	11.2%
<b>Housing</b>		
2022 Est. Total Housing Units	36,455	80,544
2022 Est. Owner-Occupied	54.4%	57.3%
2022 Est. Renter-Occupied	40.4%	37.7%
2022 Est. Vacant Housing	5.3%	5.0%
<b>Homes Built by Year</b>		
2022 Homes Built 2010 or later	5.9%	7.9%
2022 Homes Built 2000 to 2009	8.7%	11.1%
2022 Homes Built 1990 to 1999	11.0%	13.3%
2022 Homes Built 1980 to 1989	7.6%	8.5%
2022 Homes Built 1970 to 1979	20.0%	20.0%
2022 Homes Built 1960 to 1969	9.8%	10.2%
2022 Homes Built 1950 to 1959	11.2%	9.5%
2022 Homes Built Before 1949	20.4%	14.5%
<b>Home Values</b>		
2022 Home Value \$1,000,000 or More	1.4%	1.3%
2022 Home Value \$500,000 to \$999,999	15.1%	18.1%
2022 Home Value \$400,000 to \$499,999	16.6%	16.8%
2022 Home Value \$300,000 to \$399,999	31.5%	32.2%
2022 Home Value \$200,000 to \$299,999	18.3%	16.9%
2022 Home Value \$150,000 to \$199,999	4.3%	3.6%
2022 Home Value \$100,000 to \$149,999	4.9%	4.0%
2022 Home Value \$50,000 to \$99,999	2.7%	2.4%
2022 Home Value \$25,000 to \$49,999	2.3%	2.6%
2022 Home Value Under \$25,000	2.8%	2.2%
2022 Median Home Value	\$342,279	\$355,522
2022 Median Rent	\$1,055	\$1,048

©2022, Sites USA, Chandler, Arizona 480-491-1112 Demographic source: Applied Geographic Solutions 11/2021, TIGER Geography - RFULL9  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## CONTACT

**Nick Stanton** 503 784 0407 / [nstanton@naielliott.com](mailto:nstanton@naielliott.com)  
**George Macoubray** 503 504 2957 / [gmacoubray@naielliott.com](mailto:gmacoubray@naielliott.com)  
**Gael Zongazo** 650 741 8058 / [gzongazo@naielliott.com](mailto:gzongazo@naielliott.com)



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures).

# Demographics — full profile

## 2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 44.9149/-122.9985

Mission Lakes Center Salem, OR 97302	3 mi radius	5 mi radius
<b>Labor Force</b>		
2022 Est. Labor Population Age 16 Years or Over	77,343	165,509
2022 Est. Civilian Employed	57.1%	59.0%
2022 Est. Civilian Unemployed	3.0%	2.9%
2022 Est. in Armed Forces	0.2%	0.3%
2022 Est. not in Labor Force	39.8%	37.8%
2022 Labor Force Males	51.5%	50.0%
2022 Labor Force Females	48.5%	50.0%
<b>Occupation</b>		
2022 Occupation: Population Age 16 Years or Over	44,137	97,622
2022 Mgmt, Business, & Financial Operations	13.5%	15.0%
2022 Professional, Related	18.5%	19.1%
2022 Service	21.5%	20.3%
2022 Sales, Office	22.0%	20.8%
2022 Farming, Fishing, Forestry	2.2%	2.0%
2022 Construction, Extraction, Maintenance	7.7%	8.4%
2022 Production, Transport, Material Moving	14.6%	14.3%
2022 White Collar Workers	54.0%	55.0%
2022 Blue Collar Workers	46.0%	45.0%
<b>Transportation to Work</b>		
2022 Drive to Work Alone	70.7%	73.0%
2022 Drive to Work in Carpool	12.1%	11.1%
2022 Travel to Work by Public Transportation	3.0%	2.5%
2022 Drive to Work on Motorcycle	0.2%	0.2%
2022 Walk or Bicycle to Work	6.1%	4.0%
2022 Other Means	1.1%	1.0%
2022 Work at Home	6.8%	8.3%
<b>Travel Time</b>		
2022 Travel to Work in 14 Minutes or Less	36.0%	31.4%
2022 Travel to Work in 15 to 29 Minutes	36.4%	40.5%
2022 Travel to Work in 30 to 59 Minutes	21.5%	21.4%
2022 Travel to Work in 60 Minutes or More	6.0%	6.7%
2022 Average Travel Time to Work	17.8	18.6
<b>Consumer Expenditure</b>		
2022 Est. Total Household Expenditure	\$1.95 B	\$4.58 B
2022 Est. Apparel	\$68.23 M	\$160.93 M
2022 Est. Contributions, Gifts	\$107.7 M	\$256.11 M
2022 Est. Education, Reading	\$58.6 M	\$141.75 M
2022 Est. Entertainment	\$108.96 M	\$257.68 M
2022 Est. Food, Beverages, Tobacco	\$303.19 M	\$707.43 M
2022 Est. Furnishings, Equipment	\$67.87 M	\$160.32 M
2022 Est. Health Care, Insurance	\$181.16 M	\$422.41 M
2022 Est. Household Operations, Shelter, Utilities	\$637.17 M	\$1.49 B
2022 Est. Miscellaneous Expenses	\$36.8 M	\$86.39 M
2022 Est. Personal Care	\$26.24 M	\$61.54 M
2022 Est. Transportation	\$357.97 M	\$839.4 M

©2022, Sites USA, Chandler, Arizona 480-491-1112 Demographic source: Applied Geographic Solutions 11/2021, TIGER Geography - RFULL9  
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## CONTACT

**Nick Stanton** 503 784 0407 / [nstanton@naielliott.com](mailto:nstanton@naielliott.com)  
**George Macoubray** 503 504 2957 / [gmacoubray@naielliott.com](mailto:gmacoubray@naielliott.com)  
**Gael Zongazo** 650 741 8058 / [gzongazo@naielliott.com](mailto:gzongazo@naielliott.com)



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.naielliott.com/agencydisclosures](http://www.naielliott.com/agencydisclosures).